

North McCaffrey Ranch
North of Cr 181
Caddo, TX 76429

\$396,507
158.603 +/- acres
Stephens County



North McCaffrey Ranch
Caddo, TX / Stephens County

SUMMARY

Address

North of Cr 181

City, State Zip

Caddo, TX 76429

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.769958 / -98.679559

Taxes (Annually)

154

Acreage

158.603

Price

\$396,507

Property Website

<https://cfrland.com/detail/north-mccaffrey-ranch-stephens-texas/11464/>



PROPERTY DESCRIPTION

North McCaffrey Ranch has been in the same family for multiple generations and is an ideal private hunting property with obvious investment potential. The raw nature coupled with the lay of the land allows the next owner the freedom to design a ranch from a blank canvas. The thick, untouched vegetation throughout the acreage creates opportunities for food plots in ideal locations as well as roads set up as desired. The southern half is mostly oaks and cedar/juniper, while the northern half is mostly mesquite and hackberries. Two seasonal draws trickle through this ranch and funnel into a beautiful hidden pond that could be transformed into a stunning water feature with a little dirt work and some imagination. Two other small earthen tanks catch a little water and provide excellent mud holes for hogs to cool themselves. The northern end contains a water-well (condition unknown) with an electricity pole in place ready for a meter to be installed. Located only 15 minutes west of Possum Kingdom State Park, North McCaffrey Ranch provides the ability to hunt in the morning, head to the lake for boating or fishing during the day, and get back in time to climb in the blind that evening.

- COVER -

- *Tree Cover*- Heavy to moderate; post oak, live oak, mesquite, cedar, elm hackberry
- *Under Brush*- Skunkbush sumac, algerita, elbowbush, lotebush, prickly pear, tasajillo
- *Native Grasses*- Not Currently leased for grazing
- Cultivation/Tillable acreage -No cultivation, but several key spots for food plots

- WILDLIFE -

- Excellent White-tailed Deer & Rio Grande turkey
- Duck, Dove hog, and quail
- Lots of potential for food plots
- Has not been hunted for several years

- WATER FEATURES -

- One tank/pond-Located in the SW portion of the property
- Draws create substantial surface water potential
- Water-well in NW premises of property, condition unknown
- Stephens County Rural water along Cr. 181.
- Oncor electricity on property. No meter

- IMPROVEMENTS -

- Completely fenced-Good condition
- Access from Cr. 181
- Dirt and grass interior roads-ATV roads

- MINERALS -

- No minerals to convey with sale of property
- One wellhead in front of the property with a saltwater tank
- The pipeline down the west fence line is Targa Midstream Services LLC; Natural gas
- The pipeline through the property is Targa Midstream Services LLC; Natural gas

- ACCESS -

- Cr 181; +/- 5,200 Ft of road frontage
- Fence and Gate for Entrance in excellent condition

- DISTANCES -

- 205 miles northeast of Midland
- 65 miles northeast of Abilene
- 32 miles west of Mineral Wells
- 50 miles West of Weatherford
- 80 miles west of Fort Worth

Listing Agent: Travis Patterson (254) 246-5266

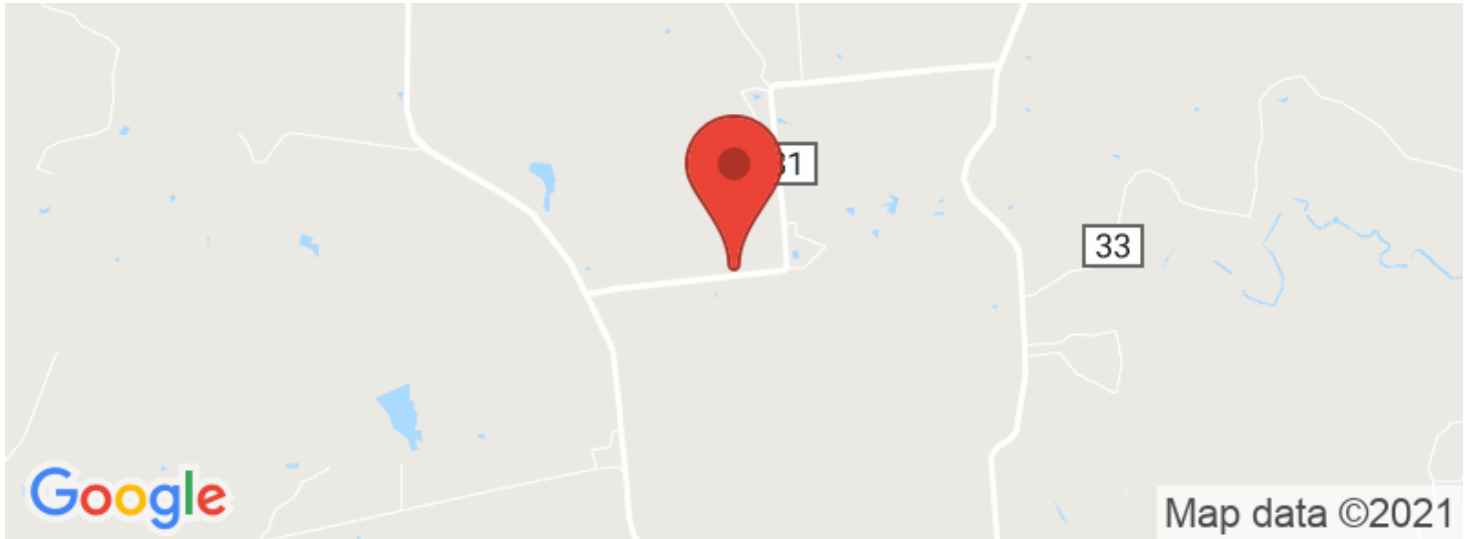
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North McCaffrey Ranch
Caddo, TX / Stephens County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfrland.com

Address

801 Elm Street

City / State / Zip

Graham, TX, 76450

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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